



Focuses on Housing

Glossary of MSHDA Terms

Single Family

MSHDA makes low interest mortgage loans available through our network of experienced lenders. Eligible property types are new and existing houses, condominiums, and certain new and used multiple-section mobile homes on permanent foundations.

Multifamily

The Office of Multifamily Development provides direct loans for rental housing (minimum of 24 units). New construction, acquisition and rehabilitation of both federally assisted and conventionally financed rental housing, and the adaptive reuse of existing buildings is eligible. Also provides technical services including design review, construction monitoring, inspection, and environmental review for all MSHDA-funded housing. Modified Pass-through (credit-enhanced) loans are provided through the Office of Legal Affairs. Funding for rental proposals of less than 24 units may be available through the Office of Community Development.

Community Development Block Grant (CDBG)

The CDBG Program is designed to provide eligible local units of government with grants to address economic or downtown infrastructure, economic development planning and unique / innovative project needs.

Housing Resource Fund (HRF)

Awards grants to eligible community-based nonprofit housing organizations and local units of government for a variety of homebuyer, homeowner, and rental housing projects. Projects must address unmet housing needs in community settings or contribute to the revitalization of Michigan's neighborhoods.

Neighborhood Preservation Program (NPP)

Provides a comprehensive approach to neighborhood revitalization that includes funding for housing activities, as well as marketing, demolition, and beautification. Requires a thorough assessment of neighborhood characteristics, and a high capacity applicant, working closely with the residents and other neighborhood stakeholders; most importantly, the local unit of government.

Technical Assistance Program

Provides consultants and training to increase the housing production capacity of eligible nonprofit organizations and local units of government. Assistance is available for planning and resource development, board governance, personal/administrative management, financial management, housing development, and portfolio/asset management.

Contractor Assistance Program (CAP)

Provides opportunities for small, minority and/or female contractors to achieve success and independence. The program operates and offers training from three strategically located offices in Grand Rapids (CAP West), Flint (CAP Central), and the Detroit area (CAP East).

Small-Scale Rental Development Initiative

MSHDA will consider investing in subsidized secondary loans to community-based, nonprofit housing organizations for small-scale rental development projects (no more than 24 units) where the project will address a clear public purpose and specific community need.

Predevelopment Loans

Provides interest-free loans to nonprofit organizations for predevelopment expenses of affordable housing developments. Loans may be used for a variety of reasons such as to pay for market studies or consulting fees but may not be used to pay general staff or administrative costs.

Community Assistance Team (CATEam)

Provides technical assistance related to Brownfields, Cool Cities, MainStreet, and Blueprints. Administers MSHDA Community Development Block Grant Initiatives comprised of downtown infrastructure and planning studies, as well as the competitive downtown facade, signature building, and land assembly programs.

Southeast Michigan Development

Provides Multifamily, Community Development, Low Income Housing Tax Credit (LIHTC), and Brownfields program assistance to Wayne, Oakland, Monroe and Macomb counties.

Property Improvement Program (PIP)

Offers interest rates of 4 percent to 8 percent on loans that can be used to improve homes. The homeowner may add energy conservation improvements, make the home more accessible to a family member with physical disabilities, repair serious hazards to health and safety, and repair damage from a declared natural disaster. Income and loan limits apply. Applications are made through participating lenders and communities.

Housing Choice Voucher (HCV) Program

Provides federal rent subsidies to people with incomes at or below 50 percent of county median income, adjusted for family size. Effective August 1, 2006, families assisted with an HCV must have adjusted incomes at or below 100 percent of the Federal Poverty Level. Participants find their own housing in private homes and apartment buildings.

HOME Team Advantage Program

Offers tax-exempt loans to for-profit or nonprofit developers for new construction of rental developments with 12-49 units in rural communities. Ten percent of the units must be targeted to households with incomes at or below 30 percent of area median income and the remaining units at 60 percent of median income. Federal HOME funds can be available for project feasibility.

Michigan Mortgage Credit Certificate (MCC)

Offers a federal income tax credit that gives homebuyers more income to qualify for a mortgage and make monthly payments. Each lender sets loan terms and interest rates. Income and purchase price limits apply. Applications are made through participating lenders.

Low Income Housing Tax Credit (Housing Credit or LIHTC)

Administers the federal Low Income Housing Tax Credit according to a Qualified Allocation Plan. At a minimum, 20 percent of units must be for households with incomes at or below 50 percent of area median – or 40 percent at 60 percent of median income.

Homeless Grant Program

Awards federal and MSHDA funding to local units of government and public and private nonprofit agencies with 501c(3) status that have at least one year of experience in providing services and or shelter specifically targeted to homeless people. Applicant organizations must be actively involved in a recognized Continuum of Care Planning Body.

Continuum of Care

A Continuum of Care Plan is a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness.

Cool Cities Initiative

The Governor's Cool Cities Initiative nurtures downtown and surrounding neighborhoods that are mixed use, pedestrian friendly, safe and clean, diverse, densely populated, and function 24/7. This Initiative is a multi-faceted, multi-agency effort that emphasizes coordination and collaboration. In order for the state's overall economy to succeed, its traditional downtowns and centers of commerce must gain population, generate business opportunities, and attract private investment.